

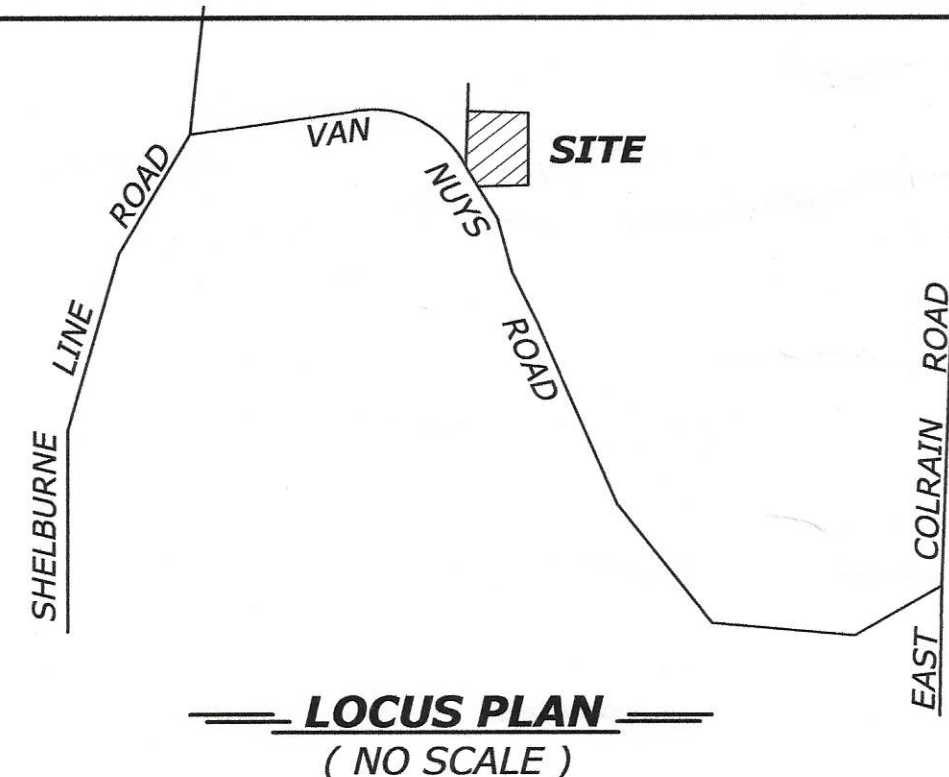
SURVEYOR'S REPORT

THIS PLAN IS THE RESULT OF AN EDM / THEODOLITE SURVEY TO LAYOUT A PARCEL OF LAND AROUND AN EXISTING DWELLING, CURRENTLY UNDER CONSTRUCTION, THAT MEETS THE CURRENT ZONING BYLAWS FOR THE TOWN OF COLRAIN. SAID PARCEL IS PRESENTLY STANDING IN THE NAME OF JOSHUA WILLARD SPRING AND TUNDI M. AGARDY (FORMERLY TUNDI M. SPRING) AND IS SHOWN HEREON AS LOT A. SAID LOT IS A PORTION OF THE PREMISES CONVEYED TO JOSHUA WILLARD SPRING AND TUNDI M. SPRING BY DEED OF WILLIAM J. SPRING DATED MARCH 3, 2006, RECORDED APRIL 13, 2006 IN DEED BOOK VOL. 5081, PAGE 316, FOURTH TRACT. LOT A IS ALSO A PORTION OF THE PREMISES DESCRIBED IN QUITCLAIM DEED OF MARK D. SCRANTON AND KATHRYN A. SCRANTON TO JOSHUA W. SPRING AND TUNDI M. SPRING DATED SEPTEMBER 6, 2016, RECORDED SEPTEMBER 22, 2016 IN DEED BOOK VOL. 6920, PAGE 348.

THE PREMISES SHOWN HEREON ARE SUBJECT TO:

- A.) UTILITY EASEMENTS OF RECORD OR IN USE. REFERENCE IS HEREBY MADE TO A 30.00 FT WIDE POLE LINE EASEMENT CONVEYED BY DEED OF HARRISON P. EDDY, JR. TO THE WESTERN MASSACHUSETTS ELECTRIC COMPANY, DATED SEPTEMBER 21, 1940, RECORDED OCTOBER 3, 1940 IN DEED BOOK VOL. 840, PAGE 232. THIS EASEMENT IS BELIEVED TO ENCOMPASS THE UTILITY LINE CROSSING THE SOUTHWESTERLY CORNER OF LAND OF SAID SPRING / AGARDY NEAR THE VAN NUYS ROAD.
- B.) VAN NUYS ROAD IS AN UNMONUMENTED 1859 AND 1860 COUNTY LAYOUT. PREMISES ARE SUBJECT TO A LOCATION DETERMINATION / MONUMENTATION OF SAID HIGHWAY BY THE FRANKLIN COUNTY COMMISSIONERS AND / OR THE TOWN OF COLRAIN.
- C. APPLICABLE RIGHTS OF OTHERS, IF ANY THERE MAY BE, OVER THE "OLD ROAD" RUNNING THROUGH THE PREMISES.

SEE PLAN BOOK VOL. 139, PAGE 50 (THREE SHEETS) FOR ADDITIONAL INFORMATION, DEED AND TITLE REFERENCES FOR LOT A AND REMAINING LAND OF JOSHUA W. SPRING AND TUNDI M. AGARDY.



FOR REGISTRY USE

LEGEND

- IRON PIN FOUND
- 5/8" REBAR SET WITH CAP
- STONE / CONCRETE BOUND / POST FOUND
- UNMONUMENTED POINT
- BARBED WIRE FENCE
- BROOK
- STONE WALL
- UTILITY POLE / LINE
- DEED & LAID OUT
- PLAN & LAID OUT

N/F JEAN BENNETT AND ALBERT M. MAGUIRE

SEE DEED BOOK VOL. 6791, PAGE 49
SEE PLAN BOOK VOL. 139, PAGE 19

N/F WILLIAM R. BENNETT, JR.
AND FRANCES C. BENNETT
SEE DEED BOOK VOL. 1566, PAGE 284
SEE PLAN BOOK VOL. 46, PAGE 46
PARCEL "B"

N/F JOSHUA WILLARD SPRING AND TUNDI M. AGARDY

SEE DEED BOOK VOL. 5081, PAGE 316,
FIRST TRACT

AREA = 34.61 ACRES
(AREA BY DEEDS = 33 ACRES & 35 ACRES & 20 RODS)
SEE PLAN BOOK VOL. 139, PAGE 50

FORMERLY ERASTUS GREEN

SUFFICIENT AREA AND FRONTAGE REMAINING
REMAINING AREA = 119.35 ACRES
REMAINING FRONTAGE = 358.32'

N/F JOSHUA WILLARD SPRING AND TUNDI M. AGARDY

SEE DEED BOOK VOL. 5081, PAGE 316,
SECOND TRACT

AREA = 79.06 ACRES
(DEED=67 ACRES)
SEE PLAN BOOK VOL. 139, PAGE 50

FORMERLY CLARK SHEARER

N/F JOHN D. RANDOLPH, MARY G. RANDOLPH
AND BELDEN R. MERIMS

TRUSTEES OF THE
RANDOLPH MERIMS REAL ESTATE TRUST

SEE DEED BOOK VOL. 6278, PAGE 244
SEE PLAN BOOK VOL. 5, PAGE 48
(SURVEY BY OSIAS ROBERTS NOV. 2, 1859, RECORDED APRIL 26, 1906)

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED :

DATED :
SIGNED :
COLRAIN
PLANNING
BOARD

PLANNING BOARD ENDORSEMENT UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION THAT THE LOTS SHOWN HEREON ARE BUILDABLE LOTS

PLAN OF LAND
LOCATED IN
COLRAIN, MASSACHUSETTS
(VAN NUYS ROAD)
PREPARED FOR

JOSHUA WILLARD SPRING & TUNDI M. AGARDY

SCALE: 1" = 100' DATE: OCTOBER 2, 2020
DALE A. MERRITT P.L.S. P.O. BOX 327 VERNON, VERMONT

BAR SCALE

0' 100' 200' 300' 400' 500'
FEET

I HEREBY REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DALE A. MERRITT P.L.S. October 2, 2020
PROFESSIONAL LAND SURVEYOR DATE